

## **Lan, Jonnie**

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**From:** Nicholson, Bill <Bill.Nicholson@countyofmerced.com>  
**Sent:** Thursday, December 18, 2025 12:43 PM  
**To:** Lan, Jonnie  
**Subject:** RE: Mission and 59 Annexation

Hello Jonnie,

I have just returned from vacation and have a big deadline for our upcoming LAFCO meeting in January. However, I want to make a few quick comments if you need something for the City Council now.

This area south of Mission Avenue was not part of the major planning effort contained in the South Merced Community Plan adopted in 2008 after extensive community input. But it does have some General Plan recognition: As stated in Chapter 3.7.2 “Proposed Community Plans,” the City has five identified community plan areas – two of which have been completed (the Bellevue and University Community Plans). The General Plan also indicates that these plans are “...intended to be a flexible tool that accomplishes a definite planning purpose yet does not unnecessarily frustrate the development process.”

Reference to the “South Mission Community Plan” in Section 3.7.6 and Figure 3.9 identifies the group of parcels in the maps attached to your email as being within this planning boundary (GP page 3-69). This area has not undergone previous specific planning by the City or the identification of specific land uses. Actually, the General Plan states: *“This area was within the City’s 1997 Sphere of Influence and should be planned for development after the South Merced Community Plan has substantially developed”* (page 3-74).

The general concerns for the processing of this proposal include: 1) The relationship to the City’s overall General Plan update efforts, especially the relationship with broader City policies oriented to address historic South Merced issues; 2) Whether a Community Plan is going to be prepared or required for this proposal as currently stated in the General Plan; 3) How is the timing of its development consistent with the statement referenced above about the status of development in the South Merced Community Plan area (page 3-74); and 4) Resolution of public service extensions and capacity, as well as pedestrian and road circulation connectivity with the City given the sites’ location on the south side of Mission Avenue which has become a major truck route since construction of the Mission/Campus Parkway Interchange.

Please let me know if you have any more specific questions. I also left you a voice message in response to your call.

Happy Holidays,

Bill

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Bill Nicholson  
Executive Officer  
**Merced LAFCO**  
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(209) 769-0472 (Cell)

**From:** Lan, Jonnie <LanJ@cityofmerced.gov>

**Sent:** Thursday, December 18, 2025 8:59 AM

**Attachment 7**

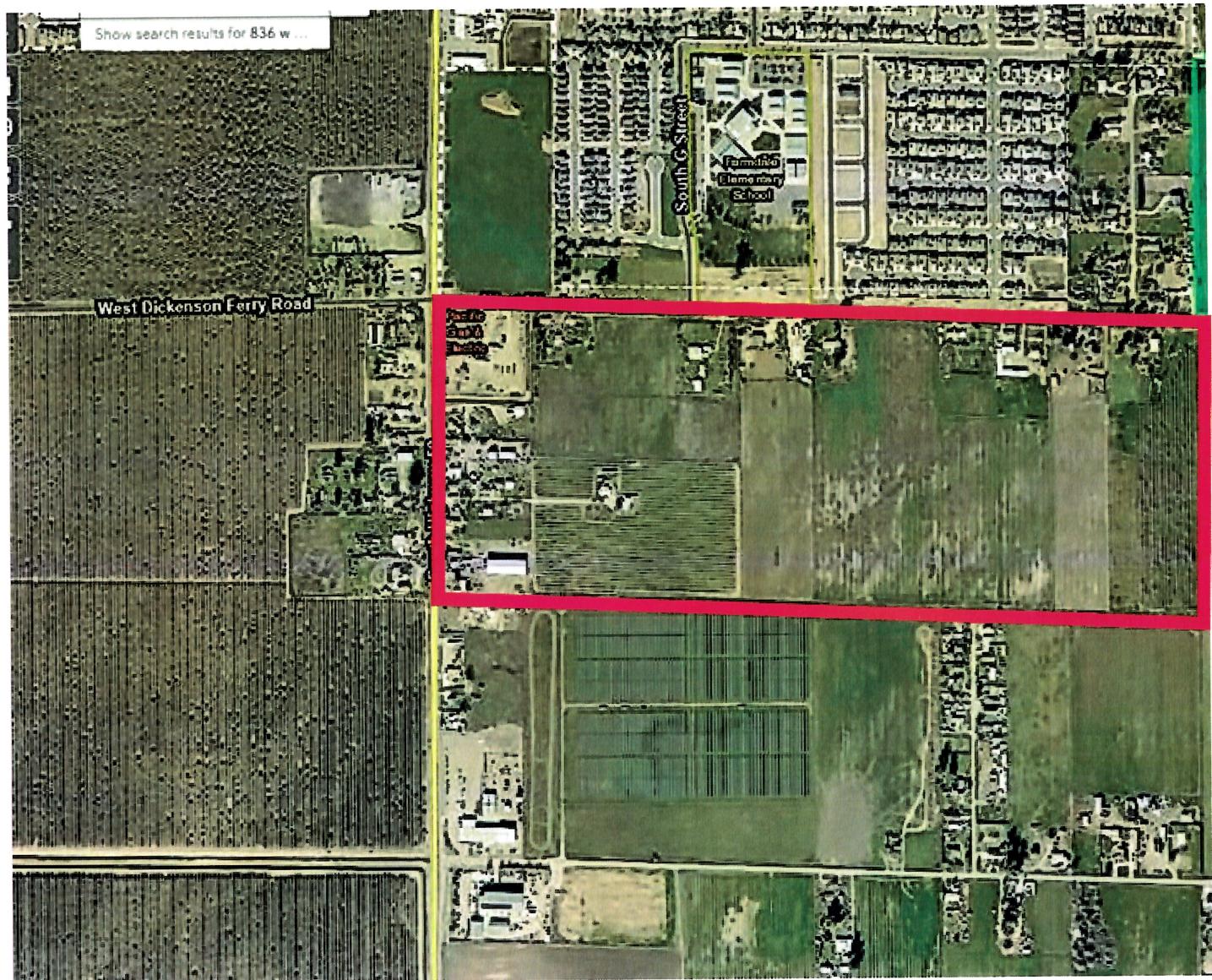
**To:** Nicholson, Bill <Bill.Nicholson@countyofmerced.com>

**Subject:** Mission and 59 Annexation

Good morning,

I just left a message, but I thought I would send a follow up note. I remember a couple of years ago we discussed this potential annexation. It is south of Mission and east of Highway 59. It is 133+ acres. The location is below, and I have attached the official proposed boundary map and the land use proposal. Please let me know what you think, officially. If I remember, you were generally ok with it but wanted the applicant to continue to Tyler and try and include the little Farmland Community. Please feel free to contact me. You can also give me your availability so that I can contact you.

Take care





**Jonnie J. Hanson Lan, AICP (she/her)**  
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